



HEARNES

WHERE SERVICE COUNTS

**6 Waterston Close, Canford Heath,
Poole, Dorset, BH17 9FD**

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FREEHOLD PRICE OIEO £280,000

An attractive, immaculately presented 2 bedroom terrace home, that has been updated by the current owners. The home comprises of a generous lounge which opens into the southerly facing garden, separate kitchen, downstairs cloakroom, modern bathroom, garden cabin and 2 parking spaces to the front. The property is situated at the end of a quiet cul-de-sac, and further benefits from gas central heating, double glazing, new internal doors, wood effect flooring on the ground floor and newly decorated. Viewing highly recommended!

- Attractive 2 double bedroom terrace home, positioned in a quiet and private cul-de-sac
- Bright and immaculate interior which has been recently decorated and had some new flooring and new internal doors
- The kitchen is fitted in a range of units with work tops over and integrated, electric oven, 4 ring gas hob and extractor fan above, space for fridge/freezer and washing machine
- Modern bathroom with a white suite having a shower over the bath, wc and wash basin
- Low maintenance rear garden with large deck and artificial lawn
- Modern garden cabin with power and light and double glazed doors
- 2 allocated parking spaces to the front of the property
- Gas central heating
- Some recently updated double glazing

The property is conveniently located within a few hundred yards from the green area at Ryall Road and a little further onto Hatch Pond Nature Reserve. It is also within ½ a mile to the beautiful walks over the heathland. Asda, and further on, Broadstone, are within a mile with its range of shops and amenities. Tower Park Leisure complex is half a mile away, with various well known restaurants, a Multiplex Cinema, Splashdown Waterpark, Hollywood Bowl, Gala Bingo and Pure Gym. Poole town centre offers a wide range of cafes, bars and shops as well as the Quay and is just under three miles away and it is a similar distance to Bournemouth.

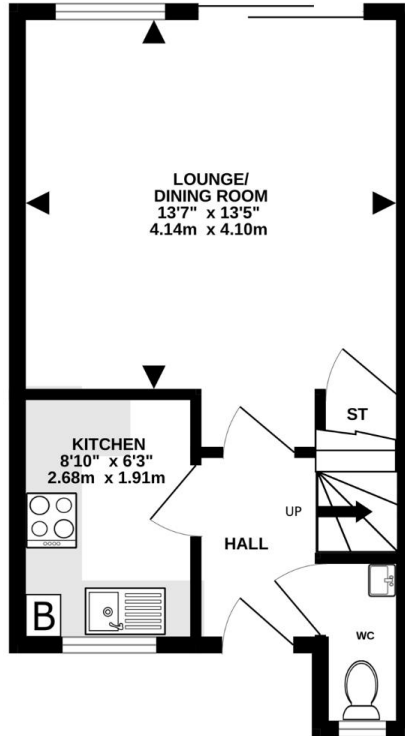
COUNCIL TAX BAND: C

EPC RATE: C

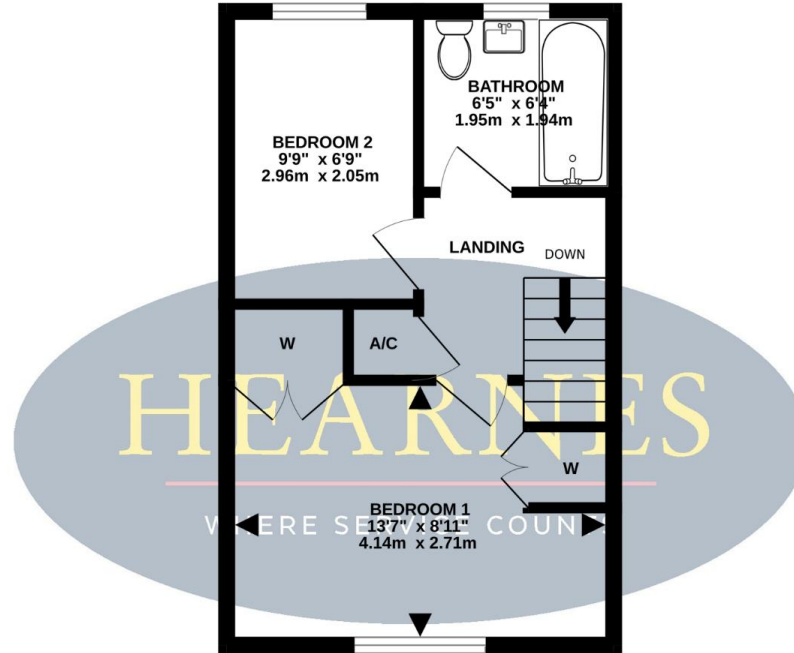




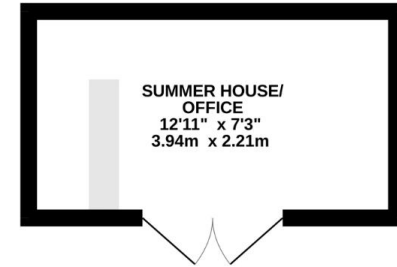
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



OUTBUILDING
94 sq.ft. (8.7 sq.m.) approx.



INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 707 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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